

PLANNING AND ZONING MINUTES

JULY 12, 2010

Item 1a Meeting called to order.

The meeting was called to order at 6:31 p.m. by Commissioner Mike Nichols. Commissioners present were Kevin Lambeth, Mike Nichols, Shawn Battagler, Dick Snelson. Commissioner Mark Mais was absent.

Item 1b Approval of previous Commission minutes from May 24, 2010.

Motion made by Kevin Lambeth to approve the May 24, 2010 minutes with these amendments:

- a. Item 1c should be corrected to read “announcement of Planning and Zoning’s decision to its summer session.”
- b. Wilson Creek Marketplace under item 4a should be capitalized.
- c. Motion under 4a should be corrected to read “Motion by Kevin Lambeth to approve a one year extension of the Preliminary Plat as approved by the Board of Aldermen.

Motion seconded by Shawn Battagler. Roll call vote with Kevin Lambeth aye, Mike Nichols aye, Shawn Battagler aye and Dick Snelson aye. Motion carried.

Item 1c Announcement of Planning and Zoning’s to start its summer session.

There was no action taken under this item.

Public Hearing:

Item 2a Revisions to the City’s Subdivision Regulations regarding street classifications.

The Public hearing for item 2a was opened at 6:35 p.m. Since there was no public input the hearing closed at 6:36 p.m.

Item 2b Revisions to the City’s Design Standards regarding public improvements (streets).

The Public hearing for item 2b was opened at 6:37 p.m. Since there was no public input the hearing closed at 6:38 p.m.

A motion was made by Shawn Battagler to forward the City’s Subdivision Regulations regarding street classifications and the City’s Design Standards regarding public improvements (streets) to the Board of Aldermen. Motion seconded by Kevin Lambeth. Roll call vote with Kevin Lambeth aye, Mike Nichols aye, Shawn Battagler aye, Dick Snelson aye. Motion carried.

Item 3 Public Input:

Harold Morrow, 4105 W. Fourth Street, requested that Allen Street which is next to his house be vacated. After discussion the commission was in agreement concerning vacation of Allen Street pending the approval of the Board of Aldermen and the Greene County PWSD #1.

Item 4a Old Business

There was no old business.

New Business

Item 5a Review and discuss the City’s ordinances for on premise advertising signs.

Rick Hess, City Administrator, stated that the present ordinance on premise advertising signs has a 200 maximum square feet allowance for signs. He also stated that there are several acres of development within the city that would need larger signs (for example, 500 square feet). Shawn Battagler suggested that each business be restricted based on street classification. The city administration asked the commissioners for their input on the subject.

Item 5b Review and discuss information regarding common wall setbacks in commercial zoning.

City Administrator Rick Hess stated that the city ordinance does not permit a common wall setbacks in commercial zoning. He also stated that he would like to see commercial projects put in a separate category. Mr. Hess commented that there must be firewalls if commercial development buildings have zero lot lines. The city attorney will be asked about creating lot line development. Kevin Lambeth stated that he would research other cities of Battlefield’s size for information on their setbacks rules in commercial zoning.

Item 5c Update on existing and/or proposed developments within the City of Battlefield.

City Administrator Rick Hess reported that the Board of Adjustments approved zero lot line on lots one (Price Cutter) and lot two of Wilson Creek Marketplace development. He also reported that a national tire and auto parts chain is negotiating a contract and that there is discussion with Indigo Joes.

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Item 5d Open

There was no further discussion of new business.

Item 6 Adjournment.

A motion was made by Mike Nichols to adjourn the meeting. The motion was seconded by Kevin Lambeth. Roll call vote with Kevin Lambeth aye, Mike Nichols aye, Shawn Battagler aye and Dick Snelson aye. Motion carried. Meeting was adjourned at 7:34.

_____ Commissioner Mark Mais

_____ Date

_____ City Collector

_____ Date